

COUNTY OF SAN DIEGO REPLACEMENT TENTATIVE PARCEL MAP (RPL3)

VPM 107

GENERAL NOTES

LEGAL DESCRIPTION:

PARCEL 4 OF TRACT MAP 6007, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

ASSESSOR PARCEL NUMBERS: 126-340-27
TAX RATE AREA: VISTA AREA 96051
LAND USE DESIGNATION: LIMITED AGRICULTURE
COMMUNITY/SUBREGION: BONSALL
REGIONAL CATEGORY: EDA
ZONING (EXISTING & PROPOSED): GENERAL PLAN 19
PROJECT AREA: 7.21 ACRES GROSS
NUMBER OF LOTS: TOTAL: 2 RESIDENTIAL LOTS
MINIMUM LOT AREA: 2 ACRES NET

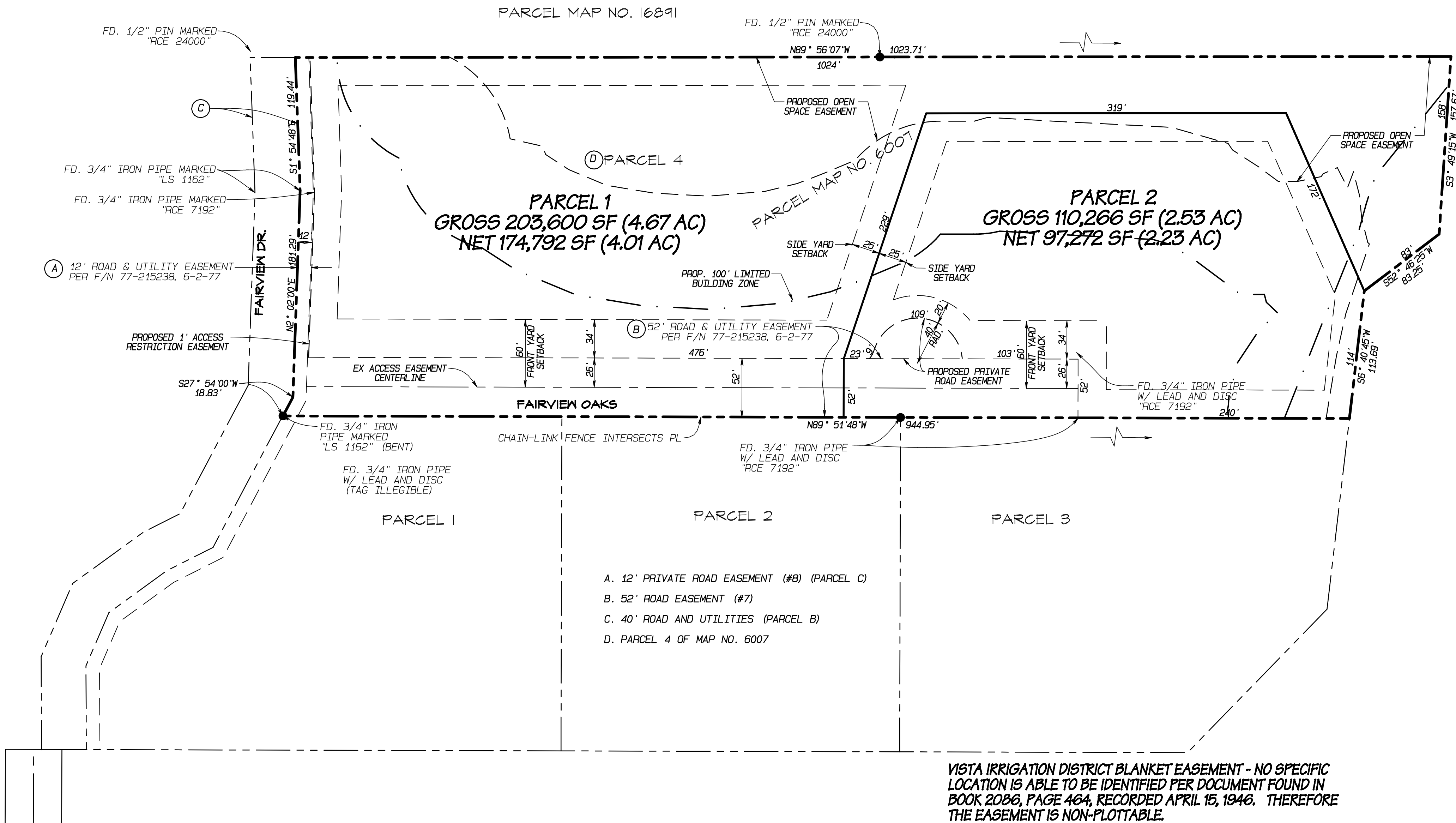
| ZONE | |
|---------------------------------|------|
| USE REGULATIONS | A70 |
| NEIGHBORHOOD REGULATIONS/ANIMAL | M |
| DENSITY | 0.5 |
| LOT SIZE | 2 ac |
| BUILDING TYPE | C |
| MAXIMUM FLOOR AREA | - |
| FLOOR AREA RATIO | - |
| HEIGHT | 6 |
| LOT COVERAGE | - |
| SET BACK | W |
| OPEN SPACE | - |
| SPECIAL AREA REGULATIONS | - |

STREET NOTES:

CAL TRANS TO ADDRESS ROAD REQUIREMENTS

SERVICE DISTRICTS:

WATER: VISTA IRRIGATION DISTRICT
SEWER: DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATION # VPM 107
FIRE: VISTA FIRE PROTECTION DISTRICT
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
TELEPHONE: PACIFIC BELL
CABLE: COX CABLE TELEVISION
SCHOOLS: VISTA UNION SCHOOL DISTRICT (K-8)
VISTA UNION HIGH SCHOOL DISTRICT (9-12)
STREET LIGHTS: COUNTY OF SAN DIEGO
NOTE: NONE ARE PROPOSED
TOPOGRAPHY: 200 SCALE COUNTY TOPOGRAPHY
PARK FEES: WILL BE PAID IN LIEU OF DEDICATION



SOLAR ACCESS STATEMENT:

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n), OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST ONE HUNDRED (100) SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

LAND DIVISION STATEMENT & OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
EXECUTED THIS ____DAY OF _____, AT _____, CALIFORNIA.

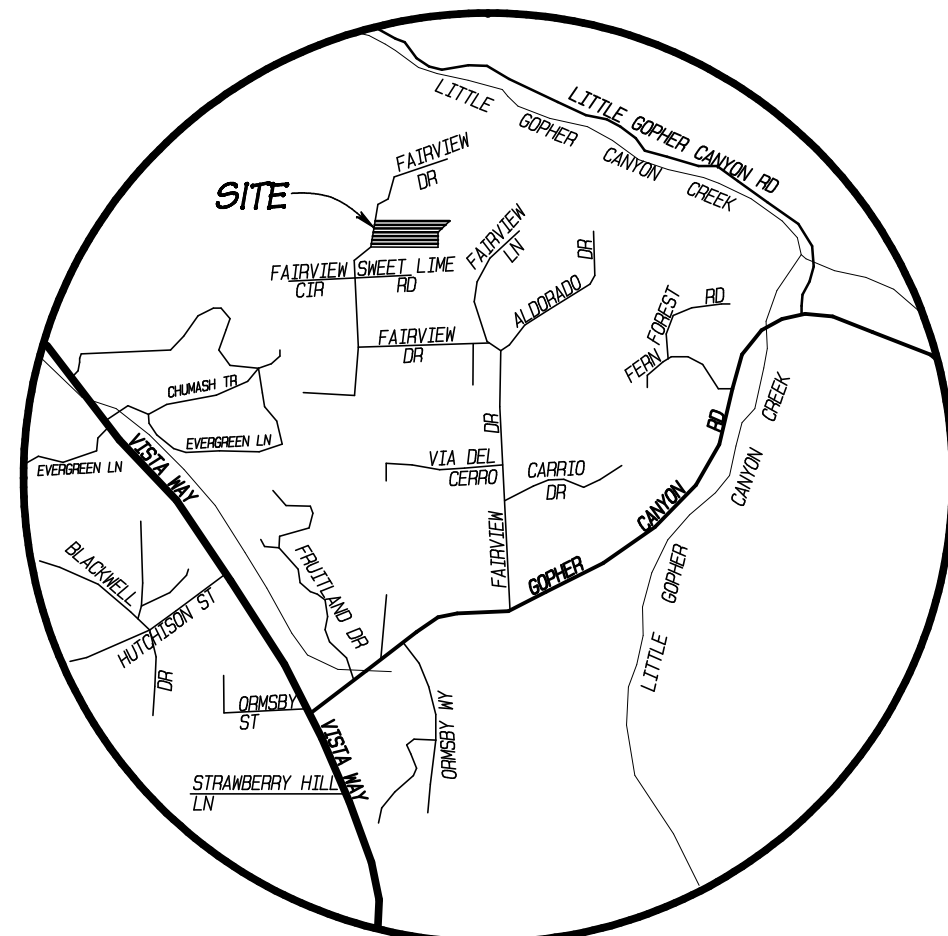
KIRKOROWICZ FAMILY PARTNERSHIP/ LP

OWNERS STATEMENT:

I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE PARCEL MAP

KIRKOROWICZ FAMILY PARTNERSHIP/ LP
7 SUNPEAK
IRVINE, CA 92612
PH. 949-854-0785

DATE:



VICINITY MAP
NOT TO SCALE

Tentative Parcel Map For:

A.P.N. 126-340-27

SHEET

1

OF 2 SHEETS

DESIGN: BMA/MLIS

DATE: 11-04-08

SCALE: 1"=60'

DRAWN: BMA

Kirkorowicz Property
Fairview Drive Property, Vista, CA 92083

PASCO LARET SUTTER & ASSOCIATES
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REVISIONS:

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